

FEB 2 1 41 PM '98

THIS DEED PREPARED BY:  
AUSTIN LAW FIRM  
316 W. COMMERCE STREET  
HERNANDO, MS 38632  
(601) 429-7888

BK 328 PG 258  
W.E. DAVIS JR. CLK.

FAY HAGAN,  
GRANTOR

TO

PATSY CAREY,  
GRANTEE

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Fay Hagan do hereby grant, bargain, convey and quit-claim unto Patsy Carey an undivided one-third (1/3) interest in the land lying and being situated in DeSoto County, Mississippi more particularly described as follows:

0.41 acres in the southeast quarter of Section 18, Township 3 South, Range 7 West, described as beginning at a point in the south right-of-way of Holly Springs Road (160 feet wide), said point being 1653.8 feet west of the east line of Section 18, Township 3 South, Range 7 West; thence South 100 feet to a point in the west right-of-way of McCracken Road (105 feet wide); thence South 32 degrees 03 minutes East 291.93 feet along said McCracken Road west line to a point; thence South 84 degrees 34 minutes West 138.02 feet to a point; thence North 4 degrees 37 minutes West along an existing old fence line 109.5 feet to a point; thence North 3 degrees 18 minutes West 151.0 feet along the existing fence to the point of beginning and containing 0.41 acre, more or less. All bearing are magnetic.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Possession will be given with delivery of this deed.

As part of the consideration herein, Grantee herein does hereby assume and agree to pay the first \$5,000.00 of the indebtedness against said real property as shown by Deed of Trust dated October 7, 1992 and of record in Deed of Trust Book 607, Page

489 of the records of DeSoto County, Mississippi and does hereby assume and agree to pay one-third (1/3) of any and all other indebtedness or debt against or secured by said real property as described hereinabove.

WITNESS MY SIGNATURE, this the 6 day of June, 1996.

Fay Hagan  
FAY HAGAN

STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Fay Hagan, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 6 day of June, 1996.

Leanne L. Beard  
NOTARY PUBLIC

GRANTOR'S ADDRESS: Fay Hagan  
454 Hagan Rd  
GRANTOR'S TELEPHONE NUMBER: Coldwater, MS 38632 Ph. 562-8347  
GRANTEE'S ADDRESS: Patsy Carey  
GRANTEE'S TELEPHONE NUMBER: 1935 Mt Pleasant  
Hernando, MS 38632 601-429-8148  
429-9886